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The following constitutes the order of the Court.
Signed: August 20, 2021

A handwritten signature in black ink, reading "Stephen L. Johnson", is written over a horizontal line.

Stephen L. Johnson
U.S. Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SAN JOSE DIVISION

In re:	)	CASE NO.: 21-50915-SLJ
)	
PIERCE CONTRACTORS, INC	)	ORDER VALUING LIENS OF
	)	RICHARD W. JOYCE AND YONG CHA
Debtor	)	JOYCE ON 194 LANTZ DR., MORGAN
	)	HILL, CA
)	
	)	CHAPTER 11
	)	[Subchapter V]
)	
	)	Date: None Set
	)	Time: None Set
	)	Court: None Set

On July 9, 2021, Debtor filed a Notice of Opportunity for Hearing on Motion to Value Collateral of Richard W. Joyce and Yong Cha Joyce (“Lienholders” hereinafter) as to their second and third position deeds of trust against the Property commonly known as 194 Lantz Dr., Morgan Hill, CA 95037, A.P.N. 712-04-100 (“Property”), which liens were recorded in Santa Clara County on May 24, 2021 as Document Nos. 24188237 and 24188238 (hereinafter the “Liens”).

The court finds that notice of the motion upon Lienholders was proper. Lienholders having failed to file timely opposition to Debtor’s motion, the court hereby orders as follows:

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1. For purposes of Debtor’s chapter 11 plan of reorganization only, the Liens are valued at \$0. 00.
2. This order shall become part of Debtor’s confirmed chapter 11 plan of reorganization.

*****END OF ORDER*****

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COURT SERVICE LIST

All electronic service.